164.0	0001	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	884,400 /	884,400
					USE VALUE:	884,400 /	884,400
					ASSESSED:	884,400 /	884,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-27A	APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHU TI-YUAN D & LEE SHIN/TRS
Owner 2:	TI-YUAN D SHU & SHIN LEE REVOC
Owner 3:	
Street 1:	102 SKYLINE DR
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01720 Type:

PREVIOUS OWNER

Owner 1:	SHU TI-YUAN--ETAL -
Owner 2:	LEE SHIN -
Street 1:	11 PHEASANT RUN
Twn/City:	ANDOVER
St/Prov:	MA Cntry:
Postal:	01810

NARRATIVE DESCRIPTION

This parcel contains 4,850 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 3055 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4850.000	508,300		376,100	884,400
Total Card	0.111	508,300		376,100	884,400
Total Parcel	0.111	508,300		376,100	884,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.49 | /Parcel: 289.4

Legal Description

User Acct 108412

GIS Ref

GIS Ref

Insp Date 06/12/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 164.0-0001-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	508,400	0	4,850.	376,100	884,500	884,500	Year End Roll	12/18/2019
2019	104	FV	390,400	0	4,850.	376,100	766,500	766,500	Year End Roll	1/3/2019
2018	104	FV	390,400	0	4,850.	333,100	723,500	723,500	Year End Roll	12/20/2017
2017	104	FV	365,700	0	4,850.	279,400	645,100	645,100	Year End Roll	1/3/2017
2016	104	FV	365,700	0	4,850.	279,400	645,100	645,100	Year End	1/4/2016
2015	104	FV	325,200	0	4,850.	241,800	567,000	567,000	Year End Roll	12/11/2014
2014	104	FV	325,200	0	4,850.	233,700	558,900	558,900	Year End Roll	12/16/2013
2013	104	FV	338,600	0	4,850.	222,400	561,000	561,000		12/13/2012

!12687!

PRINT

Date	Time
12/11/20	02:45:15

LAST REV

Date	Time
06/25/18	15:08:54

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12687

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHU TI-YUAN--ET	64968-406		2/27/2015	Convenience	10	No	No		
	16356-202		8/1/1985		185,000	No	No		Y

USER DEFINED

Prior Id # 1:	108412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/8/1997	231	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Measured	336	PATRIOT
12/21/1999	Mailer Sent		
12/2/1999	Measured	267	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4850		Sq. Ft.	Site		0	70.	1.11	8			Easemen	-5					376,058						376,100	

Total AC/HA: 0.11134 | Total SF/SM: 4850 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 376,058 | Spl Credit | Total: 376,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99369884
Const Adj.:	0.98500049
Adj $ / SQ:	166.395
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	690635
Depreciation:	182328
Depreciated Total:	508307

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	2	HB	

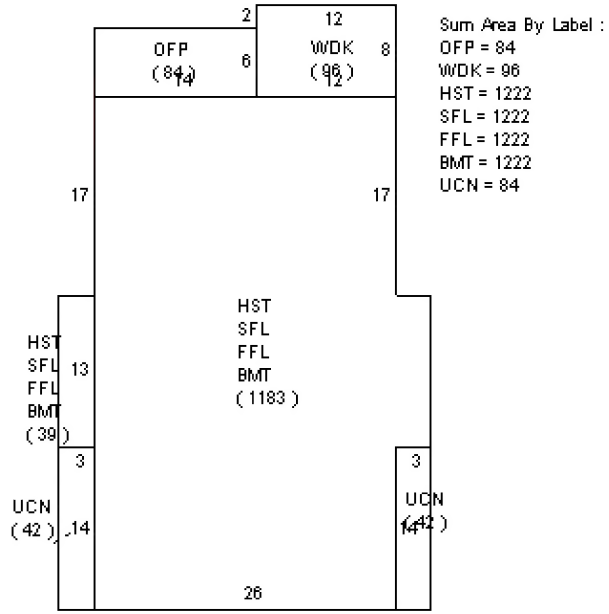
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	3	
Totals			
2	11	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.39
Special Features:	0	Val/Su Net:	111.94
Final Total:	508300	Val/Su SzAd	166.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,222	49.920	61,000
FFL	First Floor	1,222	166.390	203,335
SFL	Second Floor	1,222	166.390	203,335
HST	Half Story	611	166.390	101,667
WDK	Deck	96	15.760	1,513
OFP	Open Porch	84	35.600	2,990
UCN	Canopy	84	21.360	1,794

Net Sketched Area:	4,541			Total:	575,634
Size Ad	3055	Gross Are	5152	FinArea	3055

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

164.0-0001-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	